

DOE FACILITY MANAGEMENT TERMINOLOGY		
Operation/Field	Description	Association
Access	A list that define the access requirements for the IU.	CAIS - Documenting Deficiencies;
Annual Actual Maintenance	The actual, burdened costs incurred in the current fiscal year of all maintenance activities for a building, real property trailer, or OSF (including repairs and those activities accomplished in the current fiscal year). Do not include the maintenance costs of programmatic equipment and programmatic real property. Data entry in FIMS is required annually. (FIMS Definition)	FIMS
Annual Required Maintenance	Estimates of all costs to perform maintenance activities for a building, real property trailer, or OSF in the current fiscal year that one would normally expect to be accomplished as determined by engineering/maintenance/life cycle analysis and vendor maintenance schedules. Included are preventive maintenance, predictive maintenance, corrective maintenance, and any other maintenance/repair activity required for which the current fiscal year is the optimum period of accomplishment. Maintenance costs should, in as much as practical, reflect the anticipated cost of the maintenance action. I.e., they should reflect the local prevailing wage rates and cost burdens as well as other related work necessary to resolve the deficiency. Do not include maintenance requirements that were identified in the previous fiscal year deferred maintenance estimate unless they are reprogrammed for accomplishment in the current fiscal year and are not going to be deferred to next fiscal year or beyond. Maintenance costs of programmatic equipment and programmatic real property are not to be included. Sustainment costs = annual required maintenance.	CostWorks - Sustainment Cost; RS Means FM&R Costbook;
Area	Is a name that is assigned by the Field Office to identify an administrative subdivision of a Site. An Area is identified by a three-digit number. (FIMS Definition)	CAIS, CostWorks identification field
Assembly Cost	This is a RS Means costing term that describes a grouping of several trades into building components or broad building elements. The CostWorks Assembly Costs screen gives users access to assembly costs for thousands of these grouped elements. CAIS uses over 20,000 assemblies in their costing module. The CostWorks RPV and FIMS models are based on assembly costs.	CAIS - Costing; CostWorks - RPV Sq. Foot Models
Asset	In FIMS, real and related personal property are represented by four major property types. They include Buildings (real), Other Structures and Facilities (real), Land (real) and Trailers/Modular Containers (personal, sometimes real). CAS inspections are conducted on only real property.	CAIS – User Guide, Four Basic Steps of Data Collection
Asset Condition Index	The asset condition index (ACI) is DOE’s corporate performance measure of facility condition. The goal is for the ACI to approach 1. The index is 1 minus the facility condition index (FCI). Ratings are assigned to ACI ranges similar to the FCI ratings of Excellent, Good, Adequate, Fair, Poor.	CAIS - Facility Condition Index; RPAM Order
Asset Level Reports	These reports contain assessment information for an individual asset.	CAIS Reports
Asset or Property ID	Is a unique control number assigned to a property. (FIMS Definition)	CAIS; CostWorks property identifier
Base Cost	This is a locked field that shows the base cost to repair or replace the IU identified based on the information entered. Base costs do not include any cost adders.	CAIS - Documenting Deficiencies
Base Deficiency Cost	The cost of the deficiencies found for each WBS <u>excluding</u> cost adders.	CAIS - Summary Condition Report
Building RPV	Is the current cost to replace an existing building with a new building. This value does not include the cost of the underlying land, personal property (furnishings) within the building site work; D&D cost, demolition, contamination and any production equipment. RPV is dependent on a standardized building model based on RS Means CostWorks square foot building models. (FIMS Definition)	CAIS - Summary Reports; CostWorks – RPV estimates
Building Status	Is the status of the building that reflects programmatic intentions as well as the physical/operational status of the building. (FIMS Definition)	CAIS – Asset Screen
Burden Cost	Site burden represents the application of the site’s overhead rates to RPV modeling, in house maintenance costs, and sustainment. Sites apply this rate in various ways. See FIMS, Attachment F RPV Guidance for assistance.	FIMS –RPV Estimating, Annual Required Maint. Cost; CostWorks – Sustainment Models;

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CAIS	This is the Department of Energy's condition assessment information system (CAIS) database. The database is the basis for the RPAM, Attachment 5, Table 1 "Characteristics of a National Cost Estimating System." The database accommodates site craft, engineering service contractor, or other data entry. The database breaks out deferred maintenance cost by asset components or systems. The database can calculate a facility condition index by system and separate rehab and improvement costs from deficiency costs.	CAIS User Guide
CAIS Administrator	Is the central point of contact for the operation and maintenance of the CAS/CAIS program who manages the day to day operations of the CAS/CAIS. Their role includes report creation and editing, inspection scheduling and quality control, ensuring data calls are met, ensuring the inspection staff consists of the appropriate discipline and staff level, and validating inspection data sheets.	CAIS - User Roles
CAIS Calc Cost	CAIS developed Deferred Maintenance Cost.	CAIS - System Level Def. Maint.
Calc Code	The list options tell the user what is the source of the deferred maintenance cost. The choices are Engineered (ENG.), Percent (PCT), and CAIS Calc Cost (CAIS). Only one choice can be selected.	CAIS - System Level Def. Maint.
CAS	The Department of Energy's condition assessment survey (CAS) program. This program tells you the condition of your assets/facilities and how much it will cost to repair them. The program encompasses inspections, costing, reporting, project formulation, interfaces with RS Means CostWorks and FIMS databases, maintenance of the data tables and special features. CAS is the whole assessment "enchilada".	CAIS User Guide; Inspection Training Program;
CAS WBS	The Workbreakdown Structure is the list of the CAS inspection systems.	CAIS - Summary Condition Report
Code	A pick list selection of the available deficiencies related to the IU selected.	CAIS - Deficiency Field
Comment	A free form field for the user to enter additional descriptive information related to inspection information.	CAIS - Documenting Deficiencies, Deficiency Field
Completed (Complt) Cost (Cst)	Actual cost to complete the repairs, replacement of the deficiency.	CAIS - Documenting Deficiencies
Completion Yr.	The year the work was actually was performed.	CAIS - Documenting Deficiencies
Component	A subdivision of the WBS that provides increasing detail. For example, the components of a roof's "BUILT-UP MEMBRANE" WBS might include "FLASHING", "MEMBRANE", or "INSULATION". CAIS supports the recording of deficiencies at the component level (for example, <i>torn</i> FLASHING, <i>punctured</i> MEMBRANE.). It can be a pick list selection based on the WBS selected. The component defines major system or assemblies of the selected WBS.	CAIS - Four Basic Steps of Data Collection, Inspection Unit, Documenting Deficiencies
Condition	A list that identifies the general shape of the IU under inspection.	CAIS - Documenting Deficiencies
CostWorks	CostWorks is RS Means Windows based database that provides access to the 13 RS Means electronic cost titles for cost estimating tasks. DOE uses CostWorks Sq. Ft models features to develop replacement plant values (RPV) for all assets and asset WBS/components. CostWorks uses 29 RS Means standard models, 34 custom DOE models, 7 OSF plant models and 51 OSF models to accurately estimate RPV. RPV is a key element in calculating FCI. FCI is a DOE asset management performance metric.	CAIS - Summary Reports, FCI calculations FIMS – RPV estimating
Coverage %	Under the coverage field are four degrees of severity (Light, Moderate, Severe, and Fail). The Inspector indicates the percentage of coverage for the selected deficiency under the appropriate severity. Each deficiency can not exceed 100% coverage. Multiple deficiencies are possible.	CAIS - Deficiency Field
Creation Date	A system generated field that logs the date and time of IU creation.	CAIS - Documenting Deficiencies

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Deferred Maintenance	As defined in the Statement of Federal Financial Standards #6 is “maintenance that was not preformed when it should have been or was scheduled to be and which, therefore is put off or delayed for a future period. For maintenance costs that are excluded see the FIMS Data Dictionary at http://fims.doe.gov The cost of the deficiencies found for each WBS <u>includes</u> all cost adders. (FIMS Definition)	CAIS - System Level Def. Maint., Summary Condition Report
Deferred Maintenance Flag	An indicator that displays whether the repair/replacement cost is considered deferred maintenance.	CAIS - Inspection Unit Association, Documenting Deficiencies
Deficiency Group	This is a field describing the deficiency assigned grouping.	CAIS - Deficiency Field
Deficiency System	Indicates the deficient subsystems/work breakdown structure for a building, trailer or OSF. Up to 5 systems can be selected. The systems are identified in the order of seriousness or facility condition index (FCI). The system facility condition indexes are not reported in FIMS. (FIMS Definition)	CAIS – Summary Condition report; FIMS – data element
Description (Desc)	A free form data field for entering a description of the IU that better describes what the inspector is looking at.	CAIS - Documenting Deficiencies, Deficiency Field
Design Use	Is a usage code that identifies the original design use that the building/trailer was constructed for. (FIMS Definition)	CAIS – Asset screen
Discipline	A pick list selection defining the discipline of the inspector or type of inspection being performed.	CAIS - Documenting Deficiencies, Inspection Unit Association
Engineered Cost	Def. Maint. Cost developed by in-house or contractor engineering personal.	CAIS - System Level Def. Maint.
Equipment ID	The identification number of the IU being inspected.	CAIS - Documenting Deficiencies, Inspection Unit Association
Estimated (Est)Cost	This is a numeric field where the inspector can enter an estimated cost for the repairs or replacements identified. The default value is \$5,000 and can be set by the site to any desired value. Once the limit is surpassed, the estimated cost is no longer the official cost. The administrator can set or change the limit by going to Table Maintenance/Inspector Estimate List and adjust the cost limit.	CAIS - Documenting Deficiencies, Costing Overview
Excess Date or Excess Year	Is the fiscal year in which the Field Office/Site designates the property as Excess. (FIMS Definition)	CAIS – Asset screen,
Excess Flag or Excess Indicator (Property)	Indicates (yes/no) that the Field Office/Site has designated the property as Excess now or will be Excess in the future. (FIMS Definition)	CAIS – Asset screen
Facility	Land, buildings, and other structures, their functional systems and equipment, and other fixed systems and equipment installed therein, including site development features outside the plant, such as landscaping, roads, walks, parking areas, outside lighting and communication systems, central utility plants, utilities supply and distribution systems, and other physical plant facilities. These include any of the DOE-owned, -leased, or –controlled facilities, and they may or may not be furnished to a contractor under a contract with DOE.	CAS Program
FCI	The facility condition index (FCI) is the ratio in percent of Deferred Maintenance cost to the facility’s replacement plant value. The cost of deferred maintenance deficiencies is determined in CAIS. The replacement plant values of the WBS cost is based on RS Means CostWorks model data. The building replacement value uses the Facilities Information Management System or CostWorks information.	CAIS - System Level Def. Maint., Summary Condition Report
FIMS	The Facilities Information Management System (FIMS) is DOE’s corporate database for real property and trailer holdings as required by the Real Property Asset Management Order 430.1B. FIMS is used to generate annual reports to the General Services Administration (GSA) summarizing the size and cost of DOE’s real property holdings.	CAS/CAIS/CostWorks; Property Information
FIMS Cond. Code	CAIS and FIMS use the same condition ratings. The basis of the ratings is the FIMS Summary Condition field sponsored by the Office of Science. The ratings are excellent, good, adequate, fair, and poor and fail. See Summary Condition code definition.	CAIS - System Level Def. Maint.
Frequency	This is a field in the sustainment cost report that indicates the time interval when repairs and replacement work should occur for a CostWorks model assembly.	CostWorks - Sustainment Cost

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FY Baseline	This is a report that provides the deferred maintenance, rehab and improvement costs or both and the official costs to repair or replace the deficiencies of an inspection unit (IU). A report can be generated by using the File/Print commands.	CAIS User Guide - Special Features/Products, Documenting Deficiencies
Geographical Factor	This is a regional factor that adjusts RS Means cost data for the location of the site or area. This factor modifies data based on RS Means City Cost Index. Costs are based on zip codes or specific cities.	CAIS – Deferred Maintenance estimates; CostWorks – RPV models, Sustainment FIMS- RPV estimating;
Gross SF	Is the gross square footage or total floor area of an owned building/trailer in square feet (exterior wall to exterior wall). (FIMS Definition)	FIMS - RPV estimating; CostWorks – RPV estimating
Hazard Category	Identifies the nuclear, chemical, radiological or combination hazard category associated with a building, trailer, or OSF. (FIMS Definition)	CAIS – Asset screen
Importance	This list defines the operational importance of an IU. i.e., primary, mission essential.	CAIS - Documenting Deficiencies
Initial Cost	Is the purchase price plus all support costs for land. Total estimate cost on the project data sheets for buildings, trailers, and OSFs. (FIMS Definition)	CAIS – Asset screen
Inspection (Insp) Date	The date the IU was last inspected.	CAIS - Documenting Deficiencies, Inspection Unit Association
Inspection Unit	An IU is a data composite that is utilized by CAIS to support costing and other functions. RS Means publishes annual CAIS compatible costing data that is defined by the IU. This data is utilized by CAIS in its costing algorithms. This field is the most important data element in CAIS.	CAIS - Four Basic Steps of Data Collection
Inspector	Who performed the inspection?	CAIS - Inspection Unit Association
Inspector ID	A pick list selection of the available inspectors. Selecting an inspector identifies who entered or performed the inspection.	CAIS - Documenting Deficiencies
IU Level Reports	The data in these reports is IU information. Very detailed data used by site maintenance staff and project planning/estimator.	CAIS Reports
Last R&R	The last repair & replacement year is a field used to the sustainment cost report to indicate the year the last repair and replacement was accomplished.	CostWorks - Sustainment Cost
Last Remodeled Date	The date the IU was last remodeled.	CAIS - Documenting Deficiencies
Last Updated	A system generated date field that logs the date and time an IU was edited.	CAIS - Inspection Unit Association, Documenting Deficiencies
Last Updated By	The individual who last updated the IU deficiency data in CAIS.	CAIS - Inspection Unit Association, Documenting Deficiencies
Location	A pick list selection defining the location of the IU. Up to five free form locations fields may be used to define the whereabouts of this deficiency.	CAIS - Documenting Deficiencies, Inspection Unit Association
Locked Flag	No/Yes flag associated with projects that lock all values when an IU is part of a project.	CAIS - Inspection Unit Association
Locked Flag	If the IU Locked Flag is Yes indicates IUs cannot be changed and if No means IUs can be changed.	CAIS - Documenting Deficiencies
Mission Dependency	The value an asset brings to the performance of the mission as determined by DOE in one of the following categories: Mission Critical; Mission Dependent, Not Critical; and Not Mission Dependent. (FIMS Definition)	CAIS – Asset Screen, Reports
Mission Dependency Program Office	The predominant Program Office that uses a facility or OSF asset and the specific GPRA program activity (from the Government Performance and Results Act) within that office that is supported by the use of that asset. This field is only used by NNSA sites. It provides NNSA specific program linkages to specific programs and program support costs. (FIMS Definition)	CAIS – Asset Screen, reports
Mission Dependent Program Description	Description of the mission dependency program code. (FIMS Definition)	CAIS – Asset Screen, reports

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Mission Essential Real Property Assets	Those facilities and infrastructure assets that directly contribute to accomplishment of the program assigned missions or mitigation of environmental, safety, or health issues, which if not available would adversely, impact the mission. (RPAM definition)	CAIS Reports
Model Type or RPV Model	Is the number and name of the RS Means square foot model that is being used to estimate the replacement cost. It is taken from a pick list of standard model types based on the construction and use of the Asset. The Model type is used to generate the summary condition or facility condition index for the major building systems or WBS categories. (FIMS Definition)	CostWorks – RPV Models; FIMS – RPV Models
NSIP Required	Non-standard inspection is required. This involves non-visual analysis.	CAIS - Deficiency Field
Official Cost (Cst)	This is a locked field that shows the official cost to repair or replace the IU identified based on the information entered.	CAIS - Documenting Deficiencies
Optimum Year	The time in the life cycle of an asset when maintenance actions should be accomplished to preserve and maximize the useful life of the asset. The determination is based on engineering/maintenance analysis and is independent of funding availability or other resource implications. (RPAM Definition)	CAIS - Inspection Unit Association, Documenting Deficiencies
Pct.	This is the RPAM Asset Condition Index. $ACI = (1 - FCI)$.	CAIS - System Level Def. Maint.
Pct. Factor	A cost adjustment factor or markup percentage similar to the Site Factor.	CAIS - System Level Def. Maint.
Percentage Cost	This cost is the product of the (WBS Cost x Pct. Factor x Pct)	CAIS - System Level Def. Maint.
Post Repair Years	The estimated years of life remaining for the identified IU after the repairs or replacements have been performed.	CAIS - Documenting Deficiencies
Pre Repair Years	The estimated years of life remaining for the identified IU before the repairs or replacements have been performed.	CAIS - Documenting Deficiencies
Predictive Maintenance	Those activities involving continuous or periodic monitoring and diagnosis to forecast component degradation so that “as needed” maintenance can be scheduled. (RPAM Definition)	RS Means FM&R Costbook
Preventive Maintenance	Those periodic and planned actions taken to maintain a piece of equipment within design operating conditions and extend its life and performed before equipment failure or to prevent equipment failure. (RPAM Definition)	CostWorks - Sustainment Cost
Project ID	A number that identifies the project that has been created to repair or replace the deficient systems or components.	CAIS - Documenting Deficiencies, Inspection Unit, Project Formulation
Project Reports	These reports summarize project costs dealing with rehab and improvement costs.	CAIS Reports
Property ID	A unique control number assigned to a property. For GSA assigned properties, use the CBR number from the GSA rent bill. (FIMS Definition)	All CAS/CAIS Tasks; CostWorks - Sustainment Cost, Model development
Property Name	Is the name assigned to a specific property. (FIMS Definition)	CAIS and FIMS identifier
Quantity	The quantity i.e., linear feet, sq feet, and cubic feet, for entering the quantity of the item identified.	CAIS - Documenting Deficiencies
Regular (Inspectors, Data Entry)	Conduct the condition assessment of the DOE real properties. They usually come from the shops or trades offices within the facilities or plant management departments. They should be highly skilled in their trades. They complete the Field Data Collection Sheets and may enter the data into CAIS. They do the pre-inspection planning and conduct the inspection.	CAIS User Guide - User Roles
Repair	The restoration of failed or malfunctioning equipment, system, or facility to its intended function or design condition. Repair does not result in a significant extension of the expected useful life. (RPAM Definition)	CAIS - Inspection IU:
Repair Cause	A list of probable causes for the deficiencies.	CAIS - Documenting Deficiencies

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Repair Cost	This is based on the deficiencies selected and the severity coverage of the deficiencies. It is used as the official cost if there is no inspector-estimated cost within the user-defined limit and there is no specified replacement quantity. The cost is based on algorithms developed by Parson Brinckerhoff, the CAS/CAIS engineering advisor. This is a locked field that shows the cost to repair the IU.	CAIS - Costing Overview, Documenting Deficiencies
Repair Purpose	A list that identifies the purpose for correcting the deficiencies. i.e., efficiency, code violation.	CAIS - Documenting Deficiencies
Repair Symptom	A list of common repair or replacement symptoms.	CAIS - Documenting Deficiencies
Repair Task	A list of standard tasks required to correct deficiencies. i.e., patch, resurface.	CAIS - Documenting Deficiencies
Replacement Quantity	A numeric field for entering the quantity of the IU to be replaced.	CAIS - Documenting Deficiencies
Replacement (Repl) Cost	This is a locked field that shows the cost to replace the replacement quantity selected. It is computed if there is a replacement quantity specified in the IU window. This cost equals the replacement quantity times the RS Means Unit cost of the IU.	CAIS Costing Overview; Documenting Deficiencies
Replacement Plant Value	Cost to replace the existing structure with a new structure of <u>comparable size</u> using current technology, codes, standards, and materials. (This is the RPAM definition)	CAIS Costing Overview; Documenting Deficiencies; CostWorks
Responsible HQ PO or HQ Program Office	Is the DOE headquarters program office responsible for building, trailer, land or OSF and its operations (SC, EM, etc.). (FIMS Definition)	CAIS – Asset screen, Reports
RIC Flag	Specifies if this deficiency falls under the Rehab and Improvement Cost (RIC) category. RIC is the cost to rehab/improve/modernize a general purpose/conventional property to support current/planned mission activities as documented in the Ten Year Site Plan. RIC is not deferred maintenance. (FIMS Definition)	CAIS - Inspection Unit Association; Documenting Deficiencies
RIC Type	A list that identifies the type of RIC cost. i.e., fire safety, upgrade, seismic.	CAIS - Documenting Deficiencies, Inspection Unit Association
RS Means Facilities Construction Cost Data	This is RS Means Unit Price book or a component. It contains over 40,000 unit price items. These prices are not assembly costs. Ex. The cost of tanks excludes, excavation, foundation, and plumbing costs.	CAIS – Costing; CostWorks – RPV Model customization
RS Means Facilities Maintenance & Repair Cost Book	This is a RS Means publication available in CostWorks that is the basis for estimating sustainment cost. This book contains over 10,000 unit price items dealing with facility repairs, replacement costs and preventative, predictive, and general maintenance costs and auditing information.	CostWorks - Sustainment Cost
RS Means Sq. Ft. Models	An RS Means Costbook dealing with typical building structures consisting of residential, commercial, industrial, and institutional models. It is the basis of the DOE generic and custom RPV models used in CostWorks and FIMS.	CostWorks – RPV estimating, Sustainment cost estimating.; FIMS – RPV models; CAIS – Summary Condition Reports
Service	A list of service requirements for the IU. i.e., intermittent, continuous, stand-by.	CAIS - Documenting Deficiencies
Site	Is the name assigned to a geographic location that is a subdivision of the Field Office. (FIMS Definition)	CAIS, CostWorks, FIMS identification field
Site Defined	A user-defined field lookup list customized to the conditions of the particular site.	CAIS - Documenting Deficiencies
Site Factor	A site number that is applied to the product of the model unit cost, RS Means geographical adjuster and gross square footage. It is based on markups or multipliers related to construction projects. Examples of markups that would be included in a site factor are architect and engineering fees, project management fees, general requirements, contingency and escalation factors. The site factor is a multiplier and not normally a percentage. Although CostWorks use of a Site factor is treated as a percentage. Example - a SF of 1.4 would be treated in CostWorks as 40%. (See the FIMS User Guide, Attachment F, RPV Guidance)	CostWorks – RPV Model Estimating
Site Level Reports	These reports summarize all asset deficiency cost information into one detailed report by site or area.	CAIS Reports

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Status	A list that defines the status of the Repairs or Replacement for the IU.	CAIS - Documenting Deficiencies, Inspection Unit Association
Summary Condition	The ratio of Deferred Maintenance to Replacement Plant Value (RPV). The summary condition ratings are the following: $0 \leq 2\%$ Excellent; $2 \leq 5\%$ Good; $5 \leq 10\%$ Adequate; $10 \leq 25\%$ Fair; $25 \leq 60\%$ Poor; and $>60\%$ Fail.	CAIS - Summary Condition Report
Summary Condition Reports	This report provides summary deferred maintenance costs and facility condition indexes of WBS systems. Used by planners and Headquarters to review the condition of very important/mission essential facilities. This provides a good comparison of assets that have the same mission and various ages. This report can be generated at the site, area, and asset level.	CAIS Reports
Sustainment Cost	Maintenance and repair activities necessary to keep the inventory of facilities in good working order. This includes regularly scheduled maintenance as well as anticipated major repairs or replacement of components that occur periodically over the expected service life of facilities. The RS Means CostWorks program is adding a sustainment cost estimating tool to their Sq. Ft models features. This enhancement will be released in the next release of CostWorks in early 2007.	CostWorks – RPV Models; TYSP – Reports; FIMS – Annual Required Maintenance Cost
Ten-Year Site Plan (TYSP)	A planning document that identifies the site's annual and strategic program requirements and priorities, and links these to real property asset requirements. Real property asset requirements must be consistent with program missions, budgets, and planning estimates. Planning employs costing efficiencies, eliminates excess building, consolidates operations where practicable, and addresses mission-critical requirements through an approximate mix of recapitalization, new construction, and disposal of excess facilities. (RPAM Definition)	CostWorks - Sustainment Costs CAIS – Deferred Maintenance Cost
Tracking Number	A system generated unique number for the Inspection Unit identified. This unique number can be used to track the IU unit until it is corrected. This field is locked and cannot be edited.	CostWorks - Inspection Unit Association, Documenting Deficiencies
Tracking Work Order	The maintenance mgmt system work order number that is associated with the IU.	CAIS - Documenting Deficiencies
Type	A pick list selection based on the component selected. The Type and Component define the Inspection Unit or the item being inspected. The type also links to the cost tables. Components can contain additional information that usually specifies material or construction detail (i.e., <i>copper FLASHING</i>). The types also have attached costing information.	CAIS - Inspection Unit Association, Documenting Deficiencies, Four Basic Steps of Data Collection
Urgency	A list or predefined time periods when the repairs or replacements should be made.	CAIS - Inspection Unit Association, Documenting Deficiencies
Usage or Use Code	Is a number code that designates the predominant current use of a real property asset. (FIMS Definition)	CAIS - Asset screen, Reports
View	A role that only has CAIS viewing rights. They can generate reports but not change any report data. This role is normally for facility managers and project developers.	CAIS User Guide - User Roles
VOL. Volume Name;	This is the CAS Work Breakdown Structure Unifomat II volume number and name. It is found in a standard pick list selection based on the twelve (12) building system from RS Means. Selecting a volume filters the WBS selections.	CAIS - System Level Def. Maint., Documenting Deficiencies
WBS Cost	The total cost of the WBS is based on the percentage of this system in the CostWorks and FIMS Model Type selected to generate a Replacement Plant Value (RPV).	CAIS - Summary Condition Report, System Level Def. Maint.

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Work Breakdown Structure (WBS)	A hierarchical, industry standard, classification method of defining systems and sub-systems within an asset. For example, the high-level system ROOFING contains 10 sub-systems including "BUILT-UP MEMBRANE", "SINGLE-PLY MEMBRANE", "METAL ROOFING SYSTEMS". CAIS uses a pick list selection methodology to facilitate system selections. . See WBS Unifomat II chart for further clarification.	CAIS - Four Basic Steps of Data Collection, Documenting Deficiencies
Year (Yr) Installed	The date the IU was first installed.	CAIS - Documenting Deficiencies
Year Built	For DOE construction, the fiscal year that a building/trailer is accepted for beneficial occupancy. If acquiring an existing building/trailer, it is the fiscal year that a building/trailer was constructed (best estimate if unknown). (FIMS Definition)	CAIS – Asset Screen, CAIS Reports field.
The terminology listed in this table has been compiled from the DOE CAS program, CAIS database, FIMS database, the RPAM Order and RS Means CostBooks.		
Any additions, deletions or corrections to this table can be made by contacting Kenneth C. Baker of EES at kenneth.c.baker@hq.doe.gov		